



**PROPERTY STANDARDS BOARD
CITY OF GARLAND, TEXAS**

The Property Standards Board of the City of Garland, Texas convened in regular session at 7:00 P.M. on October 25, 2016 with the below listed members present.

PRESENT:	Chairman:	David Perry
	Vice Chair:	Douglas Williams
	Board Member:	Nicholas Oliver
	Board Member:	Rodney Blount
	Board Member:	Michael Frances

ABSENT:	At Large:	Albert Kraft
	Board Member:	Jason Curtis
	Board Member:	Noelia Garcia

STAFF PRESENT:	Managing Director:	Richard Briley
	Director:	Steve Killen
	Code Compliance Administrator:	Rick Barker
	Housing Stds Manager:	Rio Orticio
	Property Inspection Program Manager:	Oswaldo Rodriguez
	Property Inspection Program Manager:	Shawn Weinstein
	Housing Stds Supervisor:	Lance Polster
	Business Operations Supervisor:	Lily Gama
	Recording Secretary:	Leydi Cardoso
Senior Assistant Attorney:	Kurt Banowsky	

CALL MEETING TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman David Perry. Michael Frances gave the invocation and Nicholas Oliver led the pledge to the flag.

1. **MINUTES:** Approval of minutes of the July 21, 2016 hearing; Motion by Mr. Williams and seconded by Mr. Oliver to approve minutes as written. Five (5) Ayes, 0 Nays, 0 Abstention.
2. **OATH:** Chairman David Perry administered the Oath to those who were to present testimony at this meeting.
3. Steve Killen provided an opening statement about the progress made since the December 2015 tornado and any enforcement action taken.
4. **Property Hearings:** Shawn Weinstein presented on all the substandard properties:

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be demolished by December 10, 2016. If the building is not demolished by December 10, 2016, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 11, 2016, and continue until the building is demolished. If the building is not demolished and penalties have continued to accrue by January 11, 2017, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: Edward L. Forney

Exhibits: 'A' & 'B' submitted by Mr. Forney were reviewed by the board.

Motion by Mr. Williams to close the public hearing. Second by Mr. Blount. All in favor.

Mr. Williams made a motion to amend staffs' recommendation to read as follows: "That the building be repaired by June 10, 2017. If the building is not repaired by June 10, 2017 civil penalties in the amount of \$100.00 per day be assessed against the property beginning June 11, 2017 and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by June 11, 2017, the City is authorized to demolish the property." Second by Mr. Oliver.

Discussion. 5 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be demolished by December 10, 2016. If the building is not demolished by December 10, 2016, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 11, 2016, and continue until the building is demolished. If the building is not demolished and penalties have continued to accrue by January 11, 2017, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: Medhi Kalafchi
Kevin Collier

Motion by Mr. Williams to close the public hearing. Second by Mr. Oliver. All in favor.

Mr. Williams made a motion to accept staffs' recommendation with a second by Mr. Oliver: "That the building be demolished by December 10, 2016. If the building is not demolished by December 10, 2016, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 11, 2016, and continue until the building is demolished. If the building is not demolished and penalties have continued to accrue by January 11, 2017, the City is authorized to demolish the property."

Discussion. 5 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

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Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: Nosa Igunbor
Exhibits: 'A' submitted by Mr. Nosa was reviewed by the board.

Motion by Mr. Williams to close the public hearing. Second by Mr. Oliver. All in favor.

Mr. Williams made a motion to amend staffs' recommendation to read as follows: "That the building be repaired by February 28, 2017. If the building is not repaired by February 28, 2017 civil penalties in the amount of \$100.00 per day be assessed against the property beginning March 1, 2017 and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by March 1, 2017, the City is authorized to demolish the property." Second by Mr. Oliver.

Discussion. 5 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be demolished by December 10, 2016. If the building is not demolished by December 10, 2016, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 11, 2016, and continue until the building is demolished. If the building is not demolished and penalties have continued to accrue by January 11, 2017, the City is authorized to demolish the property."

Mr. Weinstein presented testimony to the Board regarding the condition of the property, provided a site map and photographs, and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speakers: None

Motion by Mr. Williams to close the public hearing. Second by Mr. Blount. All in favor.

Mr. Blount made a motion to accept staffs' recommendation with a second by Mr. Williams: "That the building be demolished by December 10, 2016. If the building is not demolished by December 10, 2016, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 11, 2016, and continue until the building is demolished. If the building is not demolished and penalties have continued to accrue by January 11, 2017, the City is authorized to demolish the property."

Discussion. 5 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

ADJOURNMENT:

With no further business or discussion to come before the Board the meeting was adjourned at 8:45 P.M. by Chairman David Perry.

City of Garland
Signed:

_____/dp
David Perry, Chairman

_____/sk
Steve Killen, Secretary to the Property Standards Board

Date: _____

Date: _____